



Member Multiple Listing Service

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7658 Montgomery Road
Cincinnati, Ohio 45236
(513) 791-0281
Fax: (513) 791-0286

Eric W. Goering.
Goering & Goering
220 W. Third Street
Cincinnati, Ohio 45202

Re: Deborah Williams Real Estate Broker's Price Opinion

Dear Mr. Goering

As you requested, I have personally examined the Brick Two Story Two Family Residence located at 1757 Berkley Ave Cincinnati, Ohio 45237 for the purpose of reporting to you my opinion the market value of this property as of October 25, 2017.

This is not a self-contained appraisal report. It is considered a Brokers Price Opinion Report and is intended to be used only by the client for which it is written and subject to the enclosed limiting conditions. Data and calculations necessary for a full understanding of the Brokers Price Opinion are maintained in the broker's files.

My opinion is based upon, but not necessarily limited to the following:

- (A) A physical inspection of the property.
- (B) A consideration of the condition of a required sale.
- (C) A study and analysis of recent sales and current offerings of properties that are Similar to the subject.

Based on this examination and study thereof, In my opinion I estimate the market value of this property as of the above date to be:

Sixty Thousand Dollars

(\$60,000.00)

I have attached a brief description of the subject property.

Respectfully Submitted,

Jeffrey E. Jordan CRS

E-mail: jordan@one.net
www.jordan-realtors.com



Subject Property

PROPERTY ADDRESS

1757 Berkley Ave
Cincinnati, Ohio 45237

OWNER (S)

Deborah Williams

PROPERTY IDENTIFICATION

Auditors parcel - 131-0007-0156
LOR 177 AVALON 2ND SUB

LOT SIZE

.155 Acres

DESCRIPTION OF IMPROVEMENTS

Construction – Brick Two Story Two Family
Residence

Rooms – 2 Living Room, 2 Dining Rooms, 2
Kitchens

4 Bedrooms, 2 Studys, 2 Baths

Basement – Full, Unfinished

HVAC – 1 Gas Forced Air and 1 Hot water Boiler
with Window A/C Units

Garage - None

Built in - 1930

CONDITION OF IMPROVEMENTS

The interior is in average condition with some
deferred maintenance

The exterior is in average condition with some
deferred maintenance

Comments

Appraisal Page 3 of 7
CONTINGENT CONDITIONS & UNDERLYING ASSUMPTIONS

This report is submitted subject to the following contingent conditions:

That no survey of the property has been made by the Real Estate Broker and that no liability is assumed for matters of a legal character affecting the property such as title defects, overlapping boundaries, encroachments, etc.

Information furnished by others or gotten from public records is believed to be reliable but no guarantee is made, nor liability assumed for inaccuracies or errors furnished by others.

This report, or any parts thereof, may not be reproduced in any form without permission of the Real Estate Broker.

Courtroom or other legal testimony shall not be required as a result of this report.

The Real Estate Broker assumes:

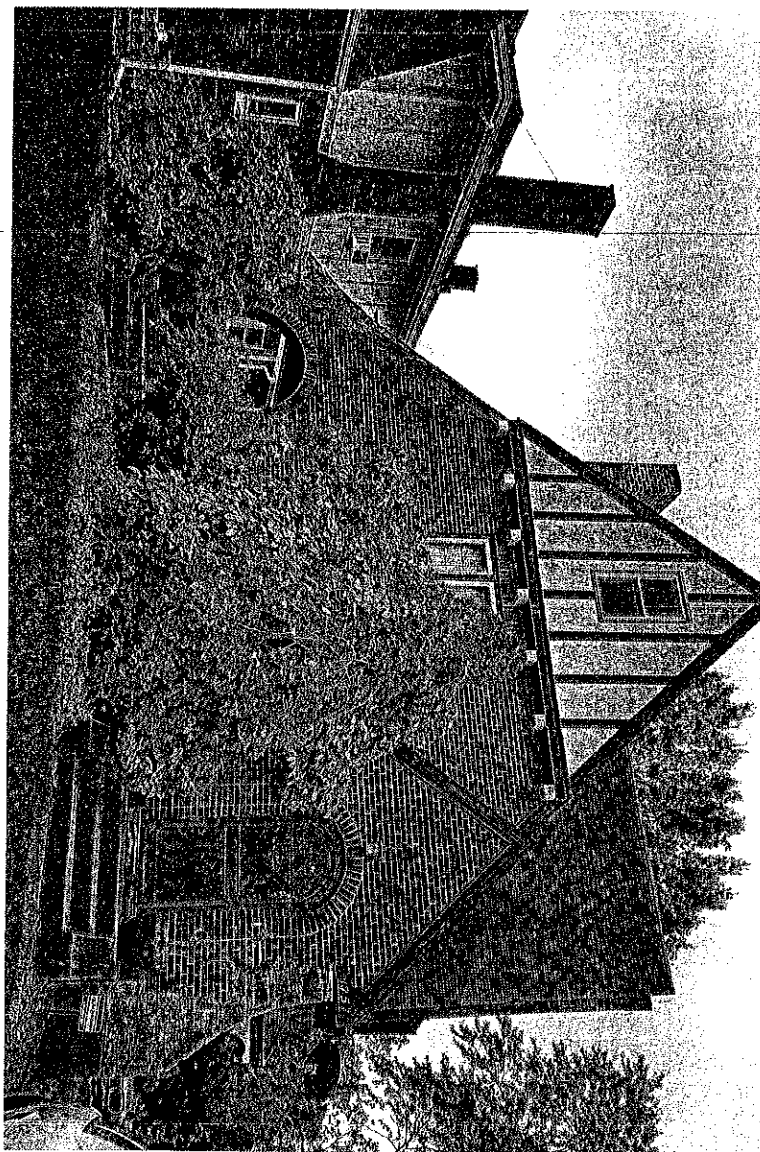
That there are no encumbrances or defects to title other than those mentioned in this report.

That there are no adverse environmental conditions of the property. The Real Estate Broker has no expertise in the detection of environmental hazardous conditions. Soil conditions are assumed adequate to support normal construction.

I, the undersigned, do hereby certify that to the best of my knowledge and belief the statements contained in this report, upon which the analysis, opinions and conclusions expressed therein are based, are true and correct. In additions, I certify that I am a disinterested and unbiased third party with no interest in the subject property and that my compensation is not on a contingent fee basis.

Non public information regarding this report is not shared with non-affiliated third parties without specific permission of the client.

Jeffrey L. Jordan
Real Estate Broker
Ohio License #344165



Listings as of 10/29/2017 at 11:28AM

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Page 1

Sold 01/03/17 Contingency Pending CD 02/28/17 DOM 18/18 SO EUR101 OTHR S/L% 100.0 SP\$ 64,900
0

M1520245p+ E02BH 1714 Greenview Pl
City/Municip Cincinnati Cnty Hamilton
Subd Twp

Unit# Subu Bond Hill LP\$ 64,900
State OH Zip 45237 OP\$ 64,900



Reading Rd to Greenview

Cross Street

Open House

Date Time
TaxID 119-0002-0494-00 Other

Spec Fin No

Appliances Include

Lease Info

Separate Gas & Ele N Heat Paid Tenant
Separate Furnace Y Water Pd Owner
Separate Air Cond Y

Auction No

Realist2 SqFt Bldg 2340 2nd Flr 1170 Bsmt 1170 Lot 6490.00

Marketing Remarks

Top and Bottom 2 Unit each with 2 bedrooms & full bath - Separate Heat and Hot Water. Freddie Mac 1st Look first 20 days.

Agent Remarks

New water heaters. Please fax all offers w/prequal / POF to (513) 297-4395. Go to Homesteps.com for more info. Freddie Mac 1st Look first 20 days.

Features

Realist2 Tax Information for Tax ID# 119-0002-0494-00

Type Duplex
Levels Two
Const Brick, Aluminum
Found Poured
Roof Shingle
Windows Wood
Heating Gas, Forced Air
Cooling Central Air
Lot 50x128
Acreage 0.1500
EQD
Transp Near
Bsmt Full
Garage 2 Attached
Parking Off Street
Parking Spaces
Firepl 2 Wood
Gas Natural
Water Public
Sewer Public

School Cincinnati City SD
District Call SD 513-363-0000
Occupy At Closing
Asmnt Of Record
Sa-Tax 1135
Realist2 Census Tract 63.00
Current Annual Income & Expenses
Gross Inc \$
Vacancy \$
Annual Tax \$
Insurance \$
Gas/Elec \$
Wat/Sewer \$
Waste Rem \$
Maintenance \$
Other \$
Net OpInc \$

1714 GREENVIEW PL
Owner Name COOK LASHAWN
Legal Descrip 1714 GREENVIEW PL 50 X 127.94 IRR LOT 15 PT
Tax Year 2016 Bldg SqFt 2340
Annual Taxes 2540.38 Bsmt SqFt 1170
Land Asmnt 16500 Lot Area 0.149
Improved Asmnt 79450 Lot Frontage 50
Total Asmnt 95950 Lot Depth 127.94
% Improved 82.80% Year Built 1941
Asmnt Year 2016 Township CINCINNATI
Last Sale Date 1996-09-19 Census Tract 0063.00
Last Sale Price 60000
Document 792152
Deed Type GRANT DEED

This Listing is Sold

Use Sched Show Link

Appointment Center: (513) 979-2600

LO COMY07 Comey & Shepherd 513-777-2333
LAgt 449966 Donald E Reis 513-777-2333

FAX 513-297-4395 ER Lmted Srvc No
don@donreis.com Sub 2.5% Buy 0%
Internet Y Agt Hits Pub Hits

List Date 12/16/16 Exp Date Est Close Date 02/17/17
SO EUR101 Eurie Realty 513-271-0990
Selling A 439911 Steven D Alexander 513-271-0990

Property Owner Lender
Occ/Owner Homesteps
Seller Pd Clo Costs Short Sale No
\$ Amount or % 3rd Party Approval Req No



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Listings as of 10/29/2017 at 11:28AM

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Page 2

Sold 01/13/17
 M1502433p+ E02BH 5105 Lillian Dr
 City/Municip Cincinnati Cnty Hamilton
 Subd Twp

CD 02/13/17 DOM 177/177 SO ADVS01 CONV S/L% 82.80 SP\$ 65,000
 Unit# Subu Bond Hill LP\$ 78,500
 State OH Zip 45237 OP\$ 78,500



Reading Rd To Dale Rd Turn Left On Lillian Dr.
 Cross Street Portman

Duplex	Total Units	2	Total Bldgs	1
Eff	1Bed	2Bed	3+Bed	
# of Units		2		
Avg Rent \$				
Est Sq Ft				

	Rms	2, 3 or 4 Units - ACTUAL	Baths	Rent
Unit #1	5	2	1-0	
Unit #2	5	2	1-0	
Unit #3				
Unit #4				

Date	Open House	Time	Separate Gas & Ele	Y	Heat Paid	Owner
			Separate Furnace	N	Water Pd	Owner
			Separate Air Cond	Y		

TaxID 119-0A02-0207-00 Other

Spec Fin No

Appliances Include

Lease Info

Auction No

Realist2 SqFt Bldg 2014 2nd Flr 1007 Bsmt 1143 Lot 4095.00

Marketing Remarks

Beautiful Brick Two Family Home On Gas Light Street, Well Maintained, Two Bedroom Each Unit, Dining Rooms, Full Basement With Laundry, Built In Garage. Great Opportunity For Owner-Occupant/Tenant Or Owner Occupant-In-Law Or Two Tenants, New Roof was installed in 2008, 2 New Water Tanks and New Furnance installed 2016

Agent Remarks

24 Hour Notice Prior To Showing, Please Enter and Exit Home Thru First Floor Unit Only. Call Agent 513-910-5279 James Wilks. Agent is relative of Seller. Owner would consider assisting with buyer closing cost.

Features		Realist2 Tax Information for Tax ID# 119-0A02-0207-00	
Type Duplex	School Cincinnati City SD	Owner Name	5105 LILLIAN DR
Levels Two	District Call SD 513-363-0000	Legal Descrip	YMD PROPERTIES LLC
Const Brick	Occupancy 30 Days		
Found Poured	Asmnt Of Record		
Roof Shingle	Sa-Tax Of Record		
Windows Aluminum	Realist2 Census Tract 63.00		
Heating Gas, Forced Air	Current	Tax Year	2016
Cooling Window Unit	Annual Income & Expenses	Annual Taxes	1663.61
Lot 40 X 102		Land Asmnt	13100
Acreage	Gross Inc \$	Improved Asmnt	50920
EQD	Vacancy \$	Total Asmnt	64020
Transp metro	Annual Tax \$	% Improved	79.54%
Bsmt Full	Insurance \$	Asmnt Year	2016
Garage 2, Attached, Built in, Front	Gas/Elec \$	Last Sale Date	2017-02-13
Parking Garage, Off Street, Driveway	Wat/Sewer \$	Last Sale Price	65000
Parking 2 Spaces	Waste Rem \$	Document	13359-832
Firepl None	Maintenance \$	Deed Type	WARRANTY DE
Gas Natural	Other \$		
Water Public	Net OpInc \$		
Sewer Public			

This Listing is Sold

Call Listing Agent Electronic Lockbox 24 hour notice to show
 LO OWNE03 OwnerLand Realty, Inc. 513-889-3304 FAX 866-649-6324 ER Lmted Srvc No
 LAgt 423904 James T Wilks 513-910-5279 jwilks20@gmail.com Sub 3% Buy 0%

Internet Y Agt Hits Pub Hits

Property Owner Consumer Occ/Owner

List Date 07/10/16 Exp Date Est Close Date 02/24/17
 SO ADVS01 Keller Williams Advisors Realty 513-766-9200
 Selling A 438817 Carolyn W Keil 513-520-6566

Seller Pd Clo Costs No Short Sale No
 \$ Amount or % 3rd Party Approval Req No



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Listings as of 10/29/2017 at 11:28AM

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Sold 06/17/17 Accept Backup Offers CD 07/31/17 DOM 8/6 SO SHEL22 CONV S/L% 93.67 SP\$ 74,000
 M1541689p+vt E02BH 1830 Lawn Ave Unit# Subu Bond Hill LP\$ 79,000
 City/Munici Cincinnati Cnty Hamilton State OH Zip 45237 OP\$ 79,000
 Subd Two



Duplex	Total Units	2	Total Bldgs	1
Eff	1Bed	2Bed	3+Bed	
# of Units	2			
Avg Rent \$	575			
Est Sq Ft	720			

	Rms	2, 3 or 4 Units- ACTUAL	Beds	Baths	Rent
Unit #1	3	1	1-0	565	
Unit #2	3	1	1-0	585	
Unit #3					
Unit #4					

Langdon Farm Rt to Rhode Island then to Lawn

Cross Street

Date	Open House	Time	Separate Gas & Ele	Y	Heat Paid	Tenant
			Separate Furnace	Y	Water Pd	Owner
			Separate Air Cond	Y		

TaxID 131-0007-0310-00

Other

Spec Fin No

Appliances Include oven/range, refrig, dishwasher, microwave

Lease Info currently unoccupied

Auction No

Realist2 SqFt Bldg 1440 2nd Flr 720 Bsmt 720 Lot 3659.00

Marketing Remarks

What a great opportunity to own your own home and have someone else pay your mortgage! Check out this awesome 2 family w/a 1br unit on each floor. Beautiful original wood details throughout, hardwoods & newer carpets, french doors, updated kitchens & baths, fresh paint, balcony & porch, driveway for parking, & great fenced in yard! Tour it today

Agent Remarks

Room sizes are approx - washer & dryer are excluded -

Type	Duplex	School	Cincinnati City SD	Realist2 Tax Information for Tax ID# 131-0007-0310-00
Levels	Two	District	Call SD 513-363-0000	
Const	Wood	Occupancy	Negotiable	Owner Name GREENWALD RYAN P
Found	Poured	Asmnt	Of Record	Legal Descrip 1830 LAWN AVE 42 X 85 LOT 18 LAWN SUB
Roof	Shingle	Sa-Tax	Of Record	
Windows	Vinyl	Realist2 Census Tract	63.00	
Heating	Gas	Current		Tax Year 2016 Bldg SqFt 1440
Cooling	Central Air	Annual Income & Expenses		Annual Taxes 895.7 Bsmt SqFt 720
Lot	42x85			Land Asmnt 12260 Lot Area 0.084
Acres	0.0840			Improved Asmnt 21400 Lot Frontage 42
EQD		Gross Inc	\$	Total Asmnt 33660 Lot Depth 85
Transp		Vacancy	\$	% Improved 63.58% Year Built 1929
Bsmt	Full	Annual Tax	\$	Asmnt Year 2016 Township CINCINNATI
Garage	None	Insurance	\$	Last Sale Date 2017-07-20 Census Tract 0063.00
Parking	Driveway	Gas/Elec	\$	Last Sale Price 74000
Parking	2	Wat/Sewer	\$	Document 13472-1232
Firepl	None	Waste Rem	\$	Deed Type WARRANTY DE
Gas	Natural	Maintenance	\$	
Water	Public	Other	\$	
Sewer	Public	Net OpInc	\$	

This Listing is Sold

Use Sched Show Link

CALL 800-746-9464

LO COLD15 Coldwell Banker West Shell 513-777-7900
 LAgt 271024 Lisa S Morales 513-218-0687

FAX ER Lmted Srvc No
 lisa.morales@cbws.com Sub 3% Buy 0%
 Internet Y Agt Hits Pub Hits

List Date 06/11/17 Exp Date Est Close Date 07/31/17
 SO SHEL22 Coldwell Banker West Shell 513-686-7677
 Selling A 261330 William Draznik 513-616-0409

Property Owner Consumer
 Occ/Owner
 Seller Pd Clo Costs Short Sale No
 \$ Amount or % 3rd Party Approval Req No



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